

Agenda
Grapevine Historic Preservation Commission
City Hall 2nd Floor, Council Chambers
200 South Main Street
Grapevine, Texas 76051
Wednesday, May 28, 2025
6:00 pm

Welcome

1. Call to Order

2. Citizen Comments

Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with staff. A member of the public may address the Historic Preservation Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

3. Work Session

- A. Approved Certificates of Appropriateness as follows:
#CA25-30 for property located at 206 Church Street;
#CA25-31 for property located at 530 East Worth Street;
#CA25-32 for property located at 625 West College Street;
#CA25-34 for property located at 651 South Main Street;
#CA25-35 for property located at 840 East Texas Street.

4. Public Hearing

- A. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA25-27 for property located at 852 East Worth Street, legally described as Block 5, Lot 11, D. E. Box Addition, City of Grapevine and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA25-36 for property located at 839 East Worth Street, legally described as Block 5, Lot 8, D. E. Box Addition, City of Grapevine and take any necessary action.
- C. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA25-22 for property located at 406 South Main Street, legally described as Block 3, Lot 2, City of Grapevine and take any necessary action.

5. Minutes

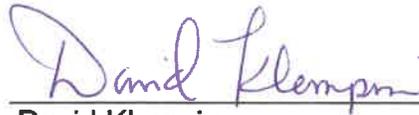
- A. Commission to consider the minutes of the April 23, 2025 Regular Meeting.

6. Adjournment

If you plan to attend this public meeting and have a disability requiring special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on June 25, 2025 in the 2nd Floor Council Chambers, Grapevine City Hall, 200 South Main Street, Grapevine, Texas 76051.

In accordance with Texas Government Code, Chapter 551.001 et seq acts of the 1993 Texas Legislature, the Grapevine Historic Preservation Commission agenda was prepared and posted on the 23rd day of May, 2025 at 5:00 p.m.



David Klempin
Historic Preservation Officer



Erica Marohnic
Director of Planning Services

MEMO TO: HISTORIC PRESERVATION COMMISSION
FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER
ERICA MAROHNIC, DIRECTOR OF PLANING SERVICES
LARRY GRAY, BUILDING OFFICIAL

WDL

MEETING DATE: WEDNESDAY, MAY 28, 2025

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA25-27
D. E. BOX ADDITION HISTORIC DISTRICT, #HL2010-09
HISTORIC 1980 WILLIAM FARMER HOUSE
852 EAST WORTH STREET
GRAPEVINE, TEXAS 76051
RUSSELL MORAN, ARCHITECT
JEFF KALLAL AND MADELEINE HUMMER, OWNERS

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA25-27 for the property located at 852 East Worth Street, legally described as Block 5, Lot 8, D. E. Box Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Renovate the interior of the existing attached two-car garage into a new master bedroom with bath;
2. Construct a new square 497 square foot two-car attached side entry garage to the house, opening onto Eckley Street;

as per the attached plans with the conditions a permit is obtained for a new residential curb cut for a driveway serving the proposed garage from the Public Works Department; repair of the curb within Eckley Street, removal of the existing driveway serving the existing attached garage and replant the former driveway area with groundcover and landscaping; and all exterior materials, windows, doors and door hardware, and light fixtures be approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the Building Department.

BACKGROUND:

Certificate of Appropriateness application #CA25-27 was submitted by the owner Jeff Kallal and Madeleine Hummer on April 14, 2025 for the historic 1980 William Farmer House to renovate the existing attached two-car garage into a new master bedroom with bath and to construct a new two-car attached side entry garage. The house is built in the D. E. Box Addition in the Tudor Ranch style that was popular in the 1970s and 1980s.

The family purchased the house to renovate and expand it to serve as their family home. The plans were developed for the property by architect Russell Moran following the Design Guidelines established for the D. E. Box Addition Historic District. The new addition would be set back 20' from the property line to allow for the side entry garage and new driveway opening onto Eckley Street. Changes to the original house exterior are minimal. On the east

elevation a new window would be added for the new bedroom and two windows shortened for privacy and a third window added in the bathroom.

The lot is 14,403 square feet in size. The existing house of 1,723 square feet of living space combined with the renovated 492 square foot attached garage total 2,215 square feet. With the addition of the new garage the total house size would be 2,729 square feet which is within the Preservation Ordinance maximum allowed of 4,100 square feet. Building height is 18'. The building coverage would be 21.7%, (maximum 40% lot coverage).

Staff recommends approval of #CA25-27 for plans to renovate the interior of the existing attached two-car garage into a new master bedroom with bath; construct a new 497 square foot two-car attached side entry garage to the house, opening onto Eckley Street; as per the attached plans with the conditions a permit is obtained for a new residential curb cut for a driveway serving the proposed garage from the Public Works Department; repair of the curb within Eckley Street, removal of the existing driveway serving the existing attached garage and replant the former driveway area with groundcover and landscaping; and all exterior materials, windows, doors and door hardware, and light fixtures be approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date **April 10 2025**

Number **#CA25-27**

Property Owner Name, Address & Phone Number
Jeff Kallal & Madeleine Hummer

Applicant Name, Address & Phone Number
Madeleine Hummer

**852 E. Worth St
Grapevine, Tx 76051**

Phone: **703-930-1836**

Phone: **703-930-1836**

Mobile: **703-930-1836**

Mobile **703-930-1836**

Email: **madeleine.hummer@gmail.com**

Email: **madeleine.hummer@gmail.com**

Property Address (include any suite number)

Legal Description **Property Owner**

**852 E Worth St
Grapevine, TX 76051**

Block **5** Lot **8**

Subdivision **D. E. Box Addition**

Tenant Name/Occupancy/Use **Primary Residence**

Request/Description of Work to Be Done

Request to close in current garage to accommodate a bedroom, full bath, and laundry room. Then adding a new attached garage and rebuilding patio & patio cover. Additionally, removing shed with no replacement.

Drawings/Sketches Attached

Photographs Attached

Yes No

Current Historic

Material Sample(s) Attached (please list)

Matching current house: SW 7027 Hickory smoke, SW 9165 Gossamer Veil, matching current brick

I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Grapevine's Historic Overlay District Ordinances and Building Codes. APPROVAL OF A CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF OTHER REQUIRED BUILDING PERMITS.

Signed **MCHummer**
Owner or Contractor

Print Name **Madeleine Hummer**

Approved-Staff HPC Approved with Conditions:

Denied

Chair - Historic Preservation Commission

Historic Preservation Officer

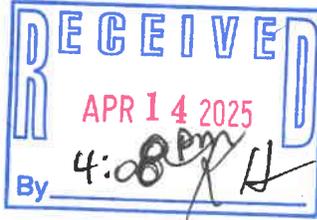
Building Official

Date _____

**THIS IS NOT A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY
THE BUILDING DEPARTMENT BEFORE STARTING WORK.**

DELIVER TO: HISTORIC PRESERVATION DEPARTMENT
636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

OFFICE 817-410-3556



This form must be completed for
NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS

SITE & BUILDING PLAN REQUIREMENTS

Reference: Ordinance No. 2013-23 www.grapevinetexas.gov/documentcenter/view/881

The following information is required for properties with Historic Landmark Subdistrict Overlays and within the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: 4/15/25
Time: 11:30 Am (817.410.3197 817.410.3185)

- 1. Survey Plan _____
- 2. Site Plan ✓ _____
- 3. Floor Plans ✓ _____
- 4. Elevations _____
- 5. Roof Plan ✓ _____
- 6. Street Facing Elevations ✓ (of proposed structure with building elevations of structures on adjacent properties.)
- 7. Photographs ✓ (of all four elevations for any building or structure to be altered or demolished.)
- 8. Foundation Plan _____
- 9. Historic Preservation Plan _____

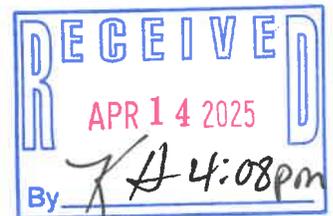
Property Lot Size 14,403 SF (330 acres) Square Feet
Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 1,720 + 492 EXISTING ATTACHED GARAGE
Building Coverage (40% max) 21.7%
Building Height (35 ft. max) 18'
Garage (Detached 500 sq. ft. max) ✓
Garage (Attached is included within the 3,400 sq. ft. max) ✓ 497 NEW ATTACHED GARAGE
Storage Shed (200 sq. ft. max) _____
For Commercial Uses:
Impervious Area _____ % of Lot
Parking Spaces _____
ADA Parking Spaces _____
Easements _____
Board of Zoning & Adjustment approval _____

=====

PLEASE NOTE: A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS SUGGESTED SIX (6) WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION WITH;

- 1) THE ABOVE INFORMATION COMPLETED; AND
- 2) ALL REQUIRED ATTACHMENTS COMPLETED.

ALL NEW CONSTRUCTION & ADDITION REQUESTS MUST BE REVIEWED, COMPLETE AND IN COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE No. 2013-23 TO BE DEEMED A SUBMITTED APPLICATION.





#CA25-27

Tarrant Appraisal District
Property Information | PDF
Account Number: 00252344

LOCATION

Address: [852 E WORTH ST](#)
City: GRAPEVINE
Georeference: 3150-8-8
Subdivision: BOX, D E ADDITION
Neighborhood Code: 3G030K

Latitude: 32.9373547922
Longitude: -97.0669760121
TAD Map: 2132-460
MAPSCO: TAR-028K



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: BOX, D E ADDITION Block 8 Lot 8

Jurisdictions:

- CITY OF GRAPEVINE (011)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A
Year Built: 1980
Personal Property Account: N/A
Agent: None

Site Number: 00252344
Site Name: BOX, D E ADDITION-8-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,720
Percent Complete: 100%
Land Sqft^{*}: 14,403
Land Acres^{*}: 0.3306
Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
KALLAL JEFFREY BRIAN
HUMMER MADELEINE

Primary Owner Address:
852 E WORTH ST
GRAPEVINE, TX 76051

Deed Date: 2/3/2023
Deed Volume:
Deed Page:
Instrument: [D223017594](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KEEN BRIAN JASON	4/29/2022	D222111072		
KILMAN HEIDI L;KILMAN WILLIAM S	3/3/2004	D204077537	0000000	0000000
CROSBY CYNTHIA S;CROSBY LUCIOUS JR	6/28/1996	00124200000538	0012420	0000538
FARMER PEGGY MARIE	10/20/1994	00117870001977	0011787	0001977
FARMER WILLIAM MARVIN	8/15/1980	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information.](#)

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$404,929	\$197,612	\$602,541	\$602,541
2023	\$380,079	\$217,612	\$597,691	\$597,691
2022	\$211,021	\$217,592	\$428,613	\$395,200
2021	\$188,419	\$217,592	\$406,011	\$359,273
2020	\$210,728	\$180,000	\$390,728	\$326,612

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.

RECEIVED

APR 07 2025



**D E BOX
ADDN
3150**

H ST

**WALNUT
STREET
ADDN
44986F**

**TR 2S
.31 AC**

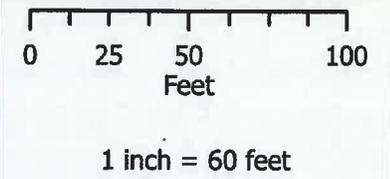
T STE

- Zoning
- Parcels
- Grapevine City Limits
- Road Centerlines
- Historic Landmark Subdistricts

#CA25-27

852 East Worth Street

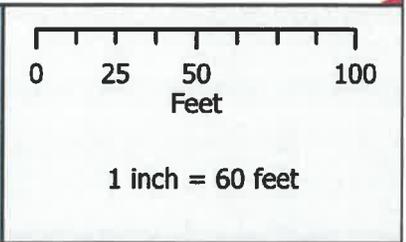
5/22/2025



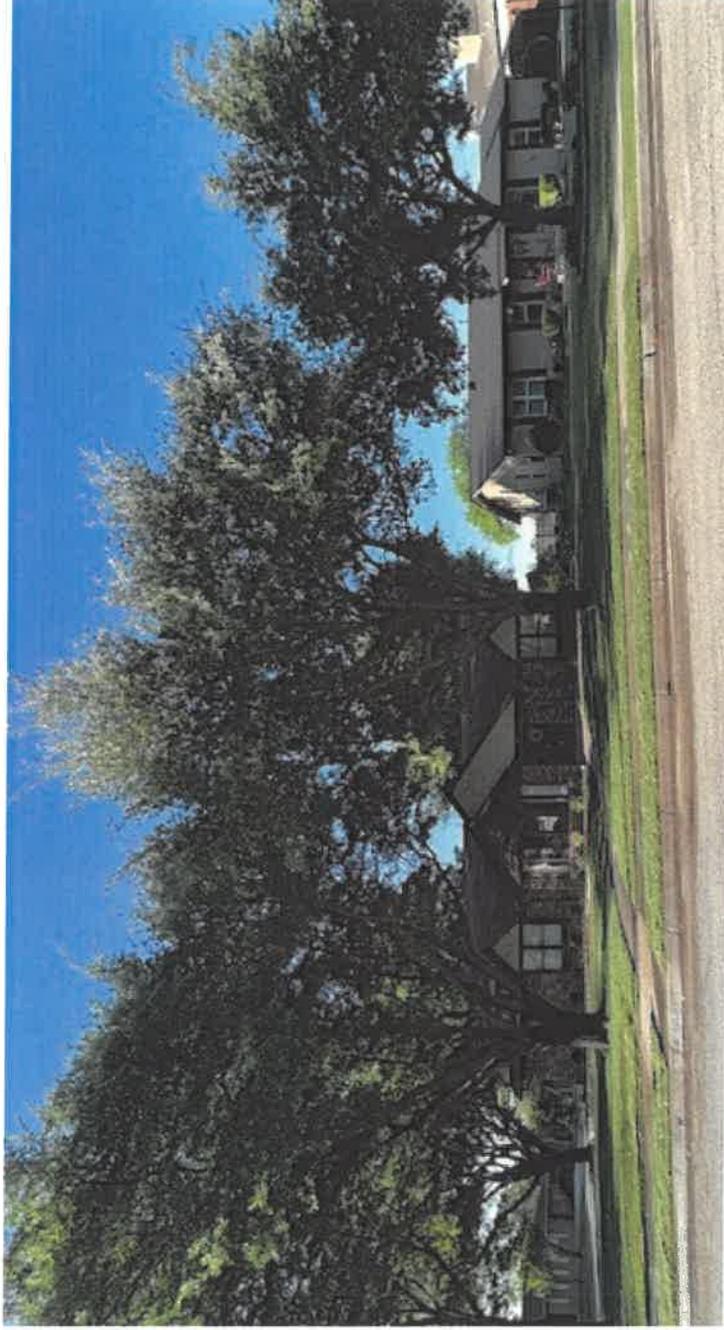


-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

#CA25-27
852 East Worth Street
 5/22/2025



852 E Worth St: Front of House



RECEIVED
APR 22 2025
By KA 3:03pm

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WDK*
ERICA MAROHNIC, DIRECTOR OF PLANING SERVICES
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, MAY 28, 2025

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA25-36
D. E. BOX ADDITION HISTORIC DISTRICT, #HL2010-09
HISTORIC 1955 JOHN R. WILLIAMS HOUSE
839 EAST WORTH STREET
GRAPEVINE, TEXAS 76051
COVERT & ASSOCIATES RESIDENTIAL DESIGN
ROBERT AND KELLY FREEDMAN, OWNERS

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA25-36 for the property located at 839 East Worth Street, legally described as Block 5, Lot 11, D. E. Box Addition H .College Heights Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Renovate the existing 1,844 square foot house and construct a new 1,556 square foot one-story addition to the house resulting in 3,400 square foot of living area;
2. Construct a new 700 square foot 2-car detached garage with a storage area;

as per the attached plans with the conditions a variance is granted for the 700 square foot garage by combining the 500 square foot two-car garage, 200 square foot storage building allowed by the Preservation Ordinance; all exterior materials, windows, doors and door hardware, and light fixtures be approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the Building Department.

BACKGROUND:

Certificate of Appropriateness application #CA25-36 was submitted by the owner Robert and Kelly Freedman on May 12, 2025 to renovate the existing 1,844 square foot house and construct a new 1,556 square foot one-story addition to the house resulting in 3,400 square foot of living area; and construct a new 700 square foot 2-car detached garage with a storage area.

The Freedman's searched for a long time to find a home in the Historic Township to purchase for their family. They selected the Historic 1955 John R. Williams House and have prepared plans to adapt it to serve as their family home. The plans were developed for the property by Covert & Associates Residential Design following the Design Guidelines established for the D. E. Box Addition Historic District.

The Williams house is an imposing brick Traditional ranch style home. It was one of the first homes to be constructed on East Worth Street in the D. E. Box Addition. It features

decorative wing walls with lanterns flanking the front porch and at the corner of the house by the driveway.

The house is set back from the street and steps back deep into the site, creating a spacious front lawn area. The existing attached garage would be converted to living space and a new wing would extend further to the rear of the house containing the master bedroom and bath. The existing rear wall of the house would be extended out to enlarge the living areas for the relocated kitchen, dining room and family room. The new detached garage and storage area would be located at the rear of the property. The house would be organized around a large covered terrace with outdoor living area, kitchen and pool.

The lot is 16,517 square feet in size and the building coverage would be 24.0%, (maximum 40% lot coverage). The building size of the house with additions is 3,400 square feet, with the 700 square foot garage totals 4,100 square feet, which is within the Preservation Ordinance maximum allowed of 4,100 square feet. The covered outdoor living area does not count toward the maximum allowed square footage. The Building height is 20'.

Renovate the existing 1,844 square foot house and construct a new 1,556 square foot one-story addition to the house resulting in 3,400 square foot of living area; construct a new 700 square foot 2-car detached garage with a storage area; as per the attached plans with the conditions a variance is granted for the 700 square foot garage by combining the 500 square foot two-car garage, 200 square foot storage building allowed by the Preservation Ordinance; all exterior materials, windows, doors and door hardware, and light fixtures be approved under a separate Certificate of Appropriateness; and that a building permit is obtained from the Building Department.

CERTIFICATE OF APPROPRIATENESS APPLICATION

MAY 12 2025

Date

Number #CA25-36

Property Owner Name, Address & Phone Number

Robert and Kelly Freedman
617 E. Texas St.
Grapevine, TX 76051

Phone:

Mobile:

Email: K9 Freedman@yahoo.com

Property Address (include any suite number)

839 East Worth Street
Grapevine, TX 76051

Applicant Name, Address & Phone Number

Phone:

Mobile:

Email:

Legal Description

Block 5 Lot 11

Subdivision D.E. Box Addition

Tenant Name/Occupancy/Use Residential home

Request/Description of Work to Be Done

Foundation work, Remodel and Build an addition to existing house

Drawings/Sketches Attached

Yes No

Photographs Attached

Current Historic

Material Sample(s) Attached (please list)

I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Grapevine's Historic Overlay District Ordinances and Building Codes. APPROVAL OF A CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF OTHER REQUIRED BUILDING PERMITS.

Signed x

Print Name Kelly Freedman

Owner or Contractor

Office Use

Approved-Staff HPC

Approved with Conditions:

Denied

Chair - Historic Preservation Commission

Historic Preservation Officer

Building Official

Date

THIS IS NOT A BUILDING PERMIT. A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY THE BUILDING DEPARTMENT BEFORE STARTING WORK.

DELIVER TO: HISTORIC PRESERVATION DEPARTMENT 636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

OFFICE 817-410-3556

This form must be completed for
NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS

SITE & BUILDING PLAN REQUIREMENTS

Reference: Ordinance No. 2013-23 www.grapevintexas.gov/documentcenter/view/881

The following information is required for properties with Historic Landmark Subdistrict Overlays and within the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: 5/12/25
Time: 3:20 pm (817.410.3197 817.410.3185)

1. Survey Plan _____
2. Site Plan ✓ _____
3. Floor Plans ✓ _____
4. Elevations ✓ _____
5. Roof Plan ✓ _____
6. Street Facing Elevations ✓ (of proposed structure with building elevations of structures on adjacent properties.)
7. Photographs ✓ (of all four elevations for any building or structure to be altered or demolished.)
8. Foundation Plan _____
9. Historic Preservation Plan _____

Property Lot Size 16,517. Square Feet
Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 3,400
Building Coverage (40% max) 24%
Building Height (35 ft. max) 20'
Garage (Detached 500 sq. ft. max) 700 = 500 + 200
Garage (Attached is included within the 3,400 sq. ft. max) _____
Storage Shed (200 sq. ft. max) -
For Commercial Uses:
Impervious Area _____ % of Lot
Parking Spaces _____
ADA Parking Spaces _____
Easements _____
Board of Zoning & Adjustment approval _____

=====

PLEASE NOTE: A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS SUGGESTED SIX (6) WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION WITH;

- 1) THE ABOVE INFORMATION COMPLETED; AND
- 2) ALL REQUIRED ATTACHMENTS COMPLETED.

ALL NEW CONSTRUCTION & ADDITION REQUESTS MUST BE REVIEWED, COMPLETE AND IN COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE No. 2013-23 TO BE DEEMED A SUBMITTED APPLICATION.



#CA25-36

LOCATION

Address: 839 E WORTH ST
City: GRAPEVINE
Georeference: 3150-5-11
Subdivision: BOX, D E ADDITION
Neighborhood Code: 3G030K

Latitude: 32.93797841
Longitude: -97.067521353
TAD Map: 2132-460
MAPSCO: TAR-028K



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: BOX, D E ADDITION Block 5 Lot 11

Jurisdictions:

- CITY OF GRAPEVINE (011)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A

Year Built: 1956

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$646,877

Protest Deadline Date: 5/15/2025

Site Number: 00252131

Site Name: BOX, D E ADDITION-5-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,844

Percent Complete: 100%

Land Sqft*: 16,517

Land Acres*: 0.3791

Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

FREEDMAN ROBERT H

FREEDMAN KELLY G

Primary Owner Address:

617 E TEXAS ST
GRAPEVINE, TX 76051

Deed Date: 10/10/2024

Deed Volume:

Deed Page:

Instrument: D224181828



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMP CARMEN O	6/25/2020	<u>D220154748</u>		
CAMP CARMEN	8/15/2017	<u>D217188358</u>		
CAMP CARMEN R	5/8/2000	00145340000327	0014534	0000327
CAMP JAMES E EST	12/31/1900	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$346,538	\$206,068	\$552,606	\$552,606
2024	\$440,809	\$206,068	\$646,877	\$524,880
2023	\$413,722	\$226,068	\$639,790	\$477,164
2022	\$245,362	\$226,082	\$471,444	\$433,785
2021	\$243,326	\$226,082	\$469,408	\$394,350
2020	\$258,011	\$180,000	\$438,011	\$358,500

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.



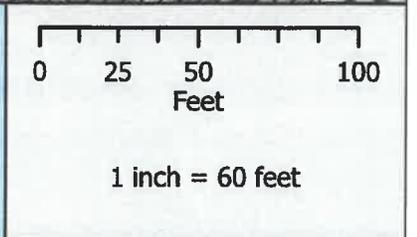
HECKLEY

DEBO
ADD
31

E WORTH ST

-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

#CA25-~~26~~ 36
839 East Worth Street
 5/22/2025



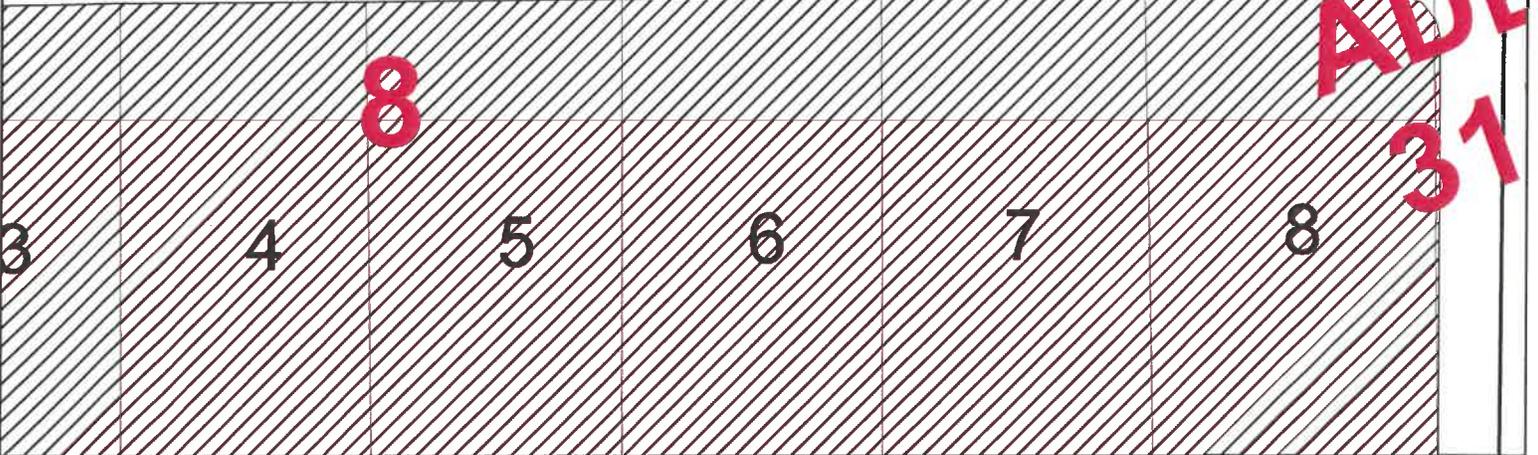


ECKLEY ST

ECKLEY ST

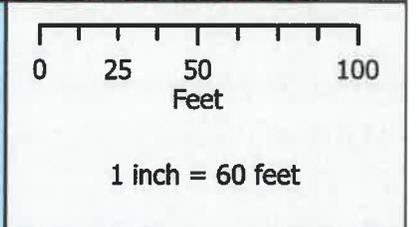
E WORTH ST —E-WORTH-ST—

**DEBORAH
ADD
31**



-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

#CA25-~~26~~ 36
839 East Worth Street
 5/22/2025



Historic 1955 John R. Williams House, D. E. Box Addition Historic District



Front View



West View



View of East Side

Historic 1955 John R. Williams House, D. E. Box Addition Historic District



Rear View



Rear Terrace

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER
ERICA MAROHNIC, DIRECTOR OF PLANNING SERVICES
LARRY GRAY, BUILDING OFFICIAL

MEETING DATE: WEDNESDAY, MAY 28, 2025

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA25-22
MAIN STREET COMMERCIAL HISTORIC DISTRICT, #HL93-01
HISTORIC CITY DRUG BUILDING
TIN CUP PROPERTIES, LLC, OWNER
406 SOUTH MAIN STREET
GRAPEVINE, TX 76051
LISA MILLER, APPLICANT/OWNER

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA25-22 for the property located at 406 South Main Street, legally described as Block 3, Lot 2, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Replace the existing cloth awnings and metal frames with new flat projecting wood and metal awnings;

as per the attached drawings with the conditions that engineered drawings, site plan and permit are approved by the Building Services Department and all exterior materials and paint colors be approved under a separate Certificate(s) of Appropriateness.

BACKGROUND:

Certificate of Appropriateness application #CA25-22 was submitted by Tin Cup Properties, LLC, owner Lisa M. Miller on March 17, 2025 to remove the existing cloth awnings and metal frames and replace them with new flat projecting wood and metal awnings for the Historic City Drug Building on Main Street,

Historic Preservation staff met with Lisa Miller on several occasions and visited the site with her to discuss details for appropriate awnings for the City Drug Building that was built in 1900. Ms. Miller worked with her contractor to come up with a new design for the awnings that reflects the character of the 1900 brick building. The proposed awnings were developed following the Design Guidelines of the Main Street Commercial Historic District.

Three wood and metal awnings would be installed, one in each of the three bays on the front of the building, above the show windows and above the main entrance doors. The awnings would be constructed of wood and supported by steel brackets painted black and by the existing wood lintel beams above the windows. The top of the wood awnings would be

sheathed with standing-seam metal, the sides would be painted to match the color of the window trim and the underside of the awnings would be stained walnut color to match the stain of the wood front doors.

Historic Preservation staff recommends approval of #CA25-22 for replacement of the existing cloth awnings and metal frames with new flat projecting wood and metal awnings as per the attached drawings with the conditions that engineered drawings, site plan and permit are approved by the Building Services Department and all exterior materials and paint colors be approved under a separate Certificate(s) of Appropriateness.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date March 17, 2025

Number #CA25-22

Property Owner Name, Address & Phone Number
Tin Cup Properties, LLC
2505 Highland Park Ct.
Colleyville, TX 76034
 Phone:
 Mobile: (817) 881-7655
 Email: lisammiller@verizon.net

Applicant Name, Address & Phone Number
Lisa M. Miller
2505 Highland Park Ct.
Colleyville, TX 76034
 Phone:
 Mobile (817) 881-7655
 Email: lisammiller@verizon.net

Property Address (include any suite number)
406 S. Main St.
Grapevine, TX 76051

Legal Description
 Block 3 Lot 2
 Subdivision Original Town of Grapevine

Tenant Name/Occupancy/Use City Drug Building
Tin Cup Properties, LLC
Shell building - tenant TBD.

Request/Description of Work to Be Done
• Replace cloth awnings and frames with Flat Projecting Wood
metal awnings constructed as shown in attached photos.

Drawings/Sketches Attached
 Yes No

Photographs Attached
 Current Historic

Material Sample(s) Attached (please list)

*I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Grapevine's Historic Overlay District Ordinances and Building Codes. **APPROVAL OF A CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF OTHER REQUIRED BUILDING PERMITS.***

Signed x Lisa M. Miller
 Owner or Contractor

Print Name Lisa M. Miller

Approved-Staff HPC
 Approved with Conditions: _____
 Denied

x _____
 Chair - Historic Preservation Commission
 x _____
 Building Official

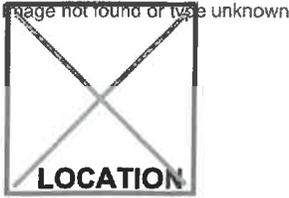
x _____
 Historic Preservation Officer
Date _____

**THIS IS NOT A BUILDING PERMIT.
 A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY
 THE BUILDING DEPARTMENT BEFORE STARTING WORK.**

DELIVER TO: HISTORIC PRESERVATION DEPARTMENT
 636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

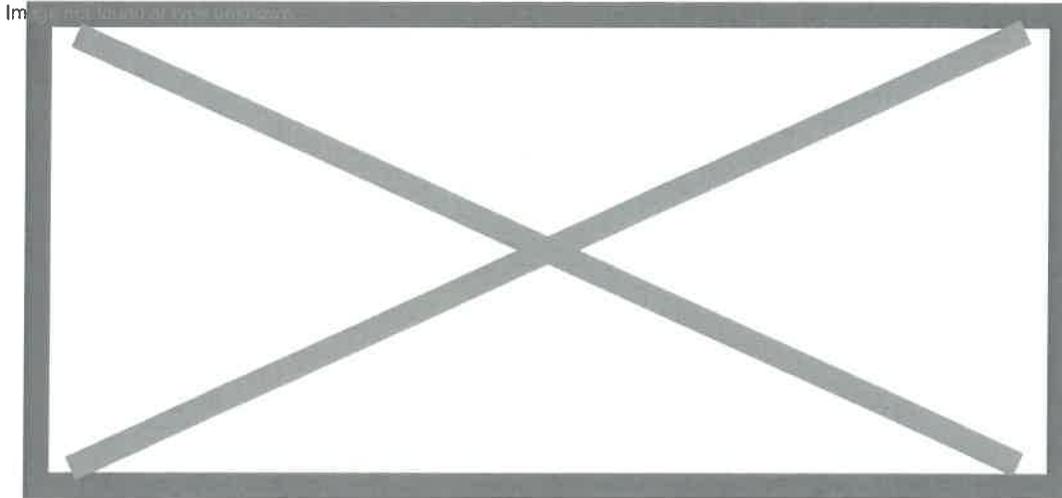
OFFICE 817-410-3556

RECEIVED
 MAR 17 2025
 By KA 2:07 pm
RECEIVED
 MAR 17 2025



Address: [406 S MAIN ST](#)
City: GRAPEVINE
Georeference: 16060-3-2
Subdivision: GRAPEVINE, CITY OF
Neighborhood Code: RET-Northeast Tarrant County General

Latitude: 32.9374161488
Longitude: -97.0786536029
TAD Map: 2126-460
MAPSCO: TAR-027M



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: GRAPEVINE, CITY OF Block 3
Lot 2

Jurisdictions:

- CITY OF GRAPEVINE (011)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- GRAPEVINE-COLLEYVILLE PSD (908)

Site Number: 80091938
Site Name: TEXAS GENERAL STORE CITY DRUG
Site Class: RETGen - Retail-General/Specialty
Parcel: 1
Primary Building Name: TEXAS GENERAL STORE CITY DRUG / 01089749

State Code: F1

Primary Building Type: Commercial

Year Built: 1960

Gross Building Area⁺⁺⁺: 2,640

Personal Property Account: 14203567

Net Leasable Area⁺⁺⁺: 2,640

Agent: LANE PROPERTY TAX ADVOCATES (12907)

Percent Complete: 100%

Protest Deadline Date:
5/15/2025

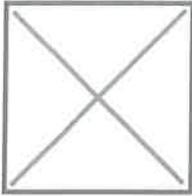
Land Sqft^{*}: 3,008

Land Acres^{*}: 0.0690

⁺⁺⁺ Rounded.

Pool: N

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:
TINCUP PROPERTIES LLC
Primary Owner Address:
406 S MAIN ST
GRAPEVINE, TX 76051

Deed Date: 2/29/2024
Deed Volume:
Deed Page:
Instrument: [D224035616](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GILLIAM GARY L;GILLIAM RUSTY W	6/10/2020	D220140373		
GILLIAM HORACE LIV TRUST	11/13/2010	D210285010	0000000	0000000
GILLIAM HORACE N	1/22/1991	00101670001119	0010167	0001119
GILLIAM HORACE N ETAL	9/29/1988	00093940001930	0009394	0001930
TATE WILLIAM D	12/31/1900	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$412,704	\$36,096	\$448,800	\$448,800
2023	\$357,264	\$36,096	\$393,360	\$393,360
2022	\$347,971	\$36,096	\$384,067	\$384,067
2021	\$322,997	\$36,096	\$359,093	\$359,093
2020	\$315,904	\$36,096	\$352,000	\$352,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

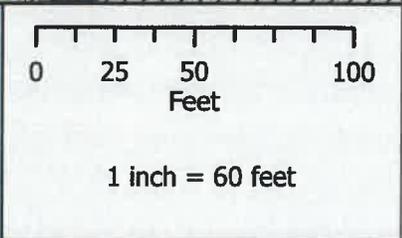
EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property



-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

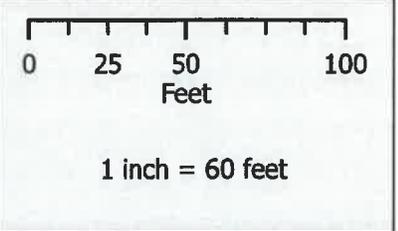
#CA25-22
406 South Main Street
 5/22/2025





-  Zoning
-  Parcels
-  Grapevine City Limits
-  Road Centerlines
-  Historic Landmark Subdistricts

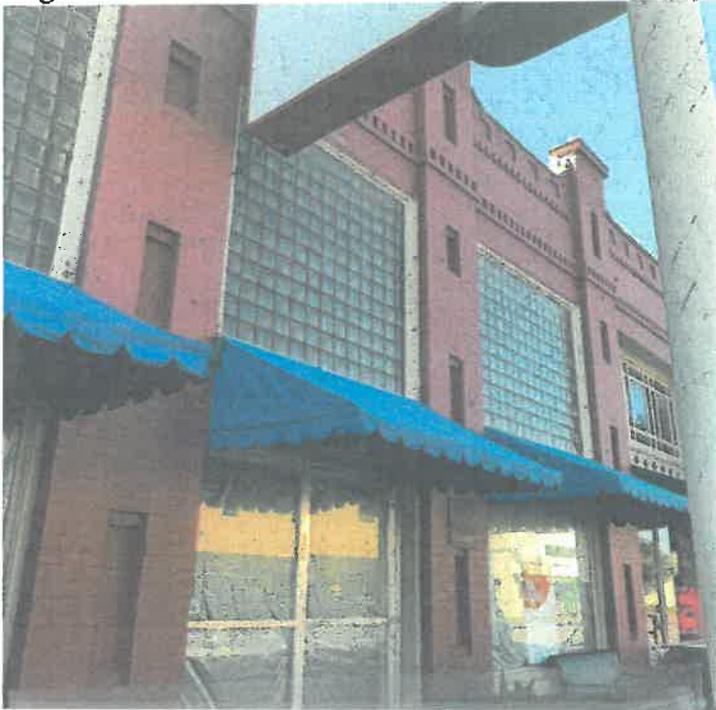
#CA25-22
406 South Main Street
 5/22/2025



406 S. Main St.

#CA25-22

Current cloth awnings



RECEIVED
MAR 17 2025
By KH 2:07pm
RECEIVED
MAR 17 2025

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas met in a Public Hearing on Wednesday, April 16, 2025 at 6:00 p.m. in the Grapevine City Hall, 2nd floor Council Chambers located at 200 South Main Street, Grapevine Texas with the following members present:

Sean Shope	Chairman
Margaret Telford	Vice-Chairman
Ashley Anderson	Commissioner
Jana Garcia	Commissioner
Theresa Meyer	Commissioner
Taylor Bunn	Commissioner
David Ewbank	Commissioner
Janice Rhoda	Commissioner- Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	P&Z Liaison

The above constitutes a quorum.

with the following City staff present:

Matthew Boyle	City of Grapevine Attorney
David Klempin	Historic Preservation Officer (HPO)
Kayce Vanderpool	Historic Preservation Secretary

CALL TO ORDER

Chairman Shope called the meeting to order at 6:00 p.m. He welcomed and introduced Paul Slechta our City Council Liaison, Matthew Boyle the City Attorney, Monica Hotelling our Planning & Zoning Liaison and the Historic Preservation Officer David Klempin. He reminded everyone that Main Street Fest is coming up on May 16, 17, 18, 2025 and they are always looking volunteers.

CITIZEN COMMENTS

Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments by completing a Citizen Appearance Request form. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

Chairman Shope called for any citizen comments; No citizen comments were registered.

WORK SESSION

David Klempin presented the most recent staff approved Certificates of Appropriateness for the Commission to review.

- A. Approved Certificates of Appropriateness as follows:
#CA25-18 for property located at 820 East Texas Street;
#CA25-19 for property located at 215 East Wall Street;

#CA25-20 for property located at 406 South Main Street;
#CA25-21 for property located at 406 South Main Street;
#CA25-28 for property located at 820 East Texas Street;
#CA25-29 for property located at 403 East Worth Street.

PUBLIC HEARING

Chairman Shope declared the public hearing open for:

- A. Certificate of Appropriateness #CA25-14** for property located at 619 South Church Street, legally described as Block 14, Lot 3C & 6A, City of Grapevine. Preservation Officer Klempin presented this item.

BACKGROUND:

Certificate of Appropriateness application #CA25-14 was submitted by Historic Preservation Officer David Klempin on January 22, 2025 to relocate the historic 1908 Winfrey House from 705 Shady Brook to 619 South Church Street, Grapevine, Texas.

This house originally stood on the north side of the first block east of Main Street, on East Franklin Street. A planned expansion of the parking lot south of Esparza's Restaurant in the 1990's threatened the house. The house was saved from demolition by the City of Grapevine and in 1996 was relocated to 750 Shady Brook where it served as the headquarters for GRACE for many years. The land the house currently occupies is owned by the City of Grapevine and is needed for an expansion to its sewage treatment facility. The Grapevine Convention & Visitors Bureau would relocate the house to the Ted R. Ware Plaza and place it to the east of the Sister City Friendship Hall.

The front porch of the house would serve as a stage for the plaza where musical and children's groups could perform and outdoor presentations could be given. The interior of the house would be used for storage for the Grapevine Convention & Visitor's Bureau.

The exterior of the house would be restored to its period of significance of 1908. It would be painted white on the exterior and the front porch columns restored.

Staff review of the plans with regard to the Secretary of Interior's Standards finds them to be in compliance with the Standards.

The lot is 9,240 square feet in size. The existing house living area is 1,200 square feet. The building height is 17 feet; the front of the house would face the plaza and the rear of the house would be accessible from the Grapevine Convention & Visitor's Bureau parking lot. The building coverage of the lot is 25% of the allowable 40%.

Staff recommends approval of #CA25-14 to relocate the 1908 Historic Winfrey House to 619 South Church Street, Grapevine, Texas with the condition the City Council approves a house moving permit, a building permit be obtained from the Building Services Department and all exterior materials, windows, doors and door hardware, light fixtures

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA25-14 for the property located at 619 South Church Street, legally described as Block 14, Lot 3C & 6A, City of Grapevine to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. To relocate the Historic 1908 Winfrey House from 750 Shady Brook in Grapevine to the rear of the property at 619 South Church Street, at the Ted R. Ware Plaza;

with the conditions the City Council must approve a house moving permit, a permit is to be obtained from the Building Services Department and all exterior materials, windows, doors and door hardware, light fixtures and paint colors be approved under a separate Certificate(s) of Appropriateness.

HPO David Klempin said the property is zoned for Government Use. Chairman Shope asked if the Grapevine Heritage Foundation have a hand in the moving it the first time, Mr. Klempin said no not in the moving of the houses. Vice Chairman Telford said it is an excellent plan. Commissioner Ewbank said he has attended a Bluegrass Band event at Ted Ware Plaza.

Vice Chairman Telford moved to close the public hearing; Commissioner Ewbank seconded the motion and was followed with a vote of:

Ayes: 7 (Shope, Telford, Anderson, Garcia, Meyer, Bunn, Ewbank)

Nays: 0

Absent: 0

Motion approved

Commissioner Anderson moved to approve Certificate of Appropriateness #CA25-14 with conditions as written, the motion was seconded by Commissioner Bunn prevailing in a vote of:

Ayes: 7 (Shope, Telford, Anderson, Garcia, Meyer, Bunn, Ewbank)

Nays: 0

Absent: 0

Motion approved

MINUTES

Commission to consider the minutes of the March 26, 2025 Regular Meeting. Commissioner Meyer moved to approve the minutes as written; Commissioner Garcia seconded the motion and was followed in a vote of:

Ayes: 7 (Shope, Telford, Anderson, Garcia, Meyer, Bunn, Ewbank)

Nays: 0

Absent: 0

Minutes approved

ADJOURNMENT

Chairman Shope adjourned the meeting at 6:15 p.m.

April 23, 2025 Minutes Passed and approved by the Historic Preservation Commission of the City of Grapevine, Texas, this the 28th day of May, 2025.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY